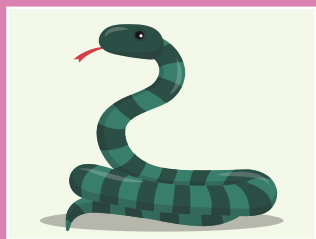


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THE Seabrooker

VOL 26 • ISSUE 8 • AUGUST 2023

Purchasing a Property in an Association or Regime



C.O.V.A.R. CORNER

JOANNE FAGAN
C.O.V.A.R. President

COVAR, the Council of Villa Associations and Regimes has 41 member communities on Seabrook Island. Within these communities, there are 1352 properties that are classified as a cottage, townhome, or villa. The units range in size from one bedroom to five-bedrooms.

Real estate sales skyrocketed during the pandemic years of 2020-2022 in the COVAR communities and sales remain strong in 2023.

What questions should you ask if you are considering purchasing property in an association or regime?

- What are the Homeowner Association (HOA) fees and how often are they paid?

- What services does this fee include?
- How is the fee paid and are there penalties for overdue payments?
- How often has the monthly/quarterly fee been increased?
- Have there been any recent special assessments that will affect my purchase, including insurance assessments?
- Do you anticipate any future assessments?
- Do I also pay another fee to Seabrook Island Property Owners Association (SIPOA)?
- What are the current property taxes-full time resident versus second home?
- Will I qualify for a Homestead Exemption with Charleston County for property taxes?
- What were the most recent insurance premiums for the property?
- Does the HOA Reserve account have an adequate balance to cover operating expenses without special assessments?
- Is there a Contribution to Capital upon the sale of a unit in the association or regime?
- Does the HOA have a Reserve Study that outlines future Capital Improvement projects and how they will be funded?

- How many units are in the HOA? Of this number, how many are rental units or investment properties?
 - How many members are on the HOA board and how long are their terms?
 - How often are HOA meetings held and when will I vote for the board?
 - Where can I find/view the HOA governing documents – Covenants and Bylaws and HOA Rules and Regulations?
- When purchasing a property in an association or regime on Seabrook Island, you should receive pertinent documents at closing. These should include:
- A copy of the **Covenants and Bylaws** for your association or regime
 - A copy of the **Rules and Regulations** for your association or regime. Make sure you read and comply with the Rules and Regulations. These rules and regulations apply to property owners and rental guests alike and will be enforced by your HOA.
 - A copy of the **Association or Regime Building Standards**. These standards must be strictly followed if you plan to perform any repairs or modifications to your cottage, townhome, or villa.

- A copy of the **SIPOA Rules and Regulations**, also found on their website: www.sipoa.org
- When reviewing these documents, please keep in mind that your property rights may only extend to the drip line of your property, while your association/regime maintains the common property. You are not allowed to make any changes to common property.

Finally, if you have purchased a property within an association or regime with the intention of using it as a rental property, please review the Town of Seabrook Island ordinance 2020-14, which governs Short-Term Rental (STR) units on the island, including the required business license and STR permit fees, as well as the State Tax obligations. You will also be required to register your STR with SIPOA.

Please visit the COVAR website through the link below to find prior “The Seabrooker” articles as well as other pertinent COVAR information. <https://covarsi648308070.wordpress.com/> ▲

A Positive Vision for Annexation



FROM THE TOWN

Jeri Finke
Councilwoman

Should I or shouldn't I? That has been the question buzzing around in my head since being reminded that it was my turn to write “From Town Hall.”

Should I pass on writing about the annexation/rezoning issue that is generating considerable interest and angst for many in the community, or should I take it easy and again write about issues from my Environment and Wildlife Committee? All important, but they have not produced much reaction to date from Seabrookers.

I spent 30 years on Capitol Hill, and the instincts I developed from that amazing experience kicked in and told me I should take the leap. Although this is an ongoing issue that Town Council has yet to officially consider, sooner or later my position will be on record. Why not now?

So, it's a YES, from me to the question of whether it makes sense for TOSI to annex the property commonly referred to as the Andell Tract with a zoning designation of mixed-use (MU) as contemplated in the Town's 2019 Comprehensive Plan, proposed in the pending annexation application, and already applied to the existing Bohicket Marina.

I do not understand why we, property owners in TOSI, would not want

to take advantage of this opportunity to have zoning and development control over this gateway property. Looking at the road situation and mismanaged development elsewhere on Johns Island, I can't say I want the County making the call; and if you're not thrilled with how the Seafelds project has progressed, would you be comfortable having Kiawah annexing and making decisions about the property that leads onto our island?

BUT are the development conditions that are attached to the approval of the marina concept plan (as negotiated with, at times insisted upon, by Town staff) sufficient for the best outcome for developing the annexed property? I can't say yes or no to that question at this point in time.

As I write this in mid-July, Council has yet to debate all the nuances of the developer's concept plan and development conditions. There will be opportunity for amendments. Until then, I plan to keep studying, asking questions of staff and the developer, and understanding community concerns.

There is one development condition in particular, however, that is a real plus for the Town that should not be overlooked: The development conditions will become part of the rezoning ordinance and *will be binding on the current owner and any subsequent owner of the property.*

As this goes to press, Council is scheduled to have the annexation/rezoning ordinance for first reading on its August 22 agenda, which will include a public hearing.

And before the critics say I'm not paying attention to community input

or have some hidden agenda ... YES, I have read every comment submitted to the Planning Commission and the many that have been submitted to the Town since that July 12 meeting. I have notes on all the valid concerns. I do not dismiss anyone's informed opinions. I have NO financial interest in the property or proposed marina. But I do have an interest in thorough research, and an aversion to making policy decisions based on speculation, incomplete or misdirected information, or social media posts.

PLEASE conduct your own research by going to the Town's website (townofseabrookisland.org) and reading the information posted about the annexation request and rezoning proposal. Scroll down on the homepage; the “Andell Page” comes up under Latest News.

This page provides all available application materials, supplemental materials, meeting information (including agendas, meeting minutes, videos) as well as project timelines. It's updated when new information becomes available and includes an Online Comment Form.

You will find no surprises in the posted materials from the developer. It would be unfair to suggest that he has not been anything but public and open in his communications about plans for the Andell Tract since purchasing the property and Bohicket Marina about two years ago.

My first discussions with him were over jet skis operating out of the marina and his decision to cancel that business contract in response to the community's concerns. Since then, he has spent millions rebuilding the boardwalk and launch pier and on making other marina repairs.

It is with that response to community concerns and investment in mind, that I support the annexation application. In doing so, I gave considerable weight to the additional road off the island that will be available if needed during emergencies. Being able to route traffic off Seabrook Island Road, through the marina to Betsy Kerrison, could even be beneficial when it comes time to raise and resurface SIR because both lanes could be closed to facilitate the work.

On the topic of roads, Traffic! It's a legitimate concern nearly everyone raises in their comments. We all can agree that we want accurate traffic volume and pattern studies in hand. No matter by whom and how the Andell Tract is eventually developed – and it will be even if left in the County and developed under the AGR zoning – there will be a traffic impact. (Before saying let that be, please consider whether uses under AGR zoning are desirable – page 12 of the posted staff report.)

Regarding traffic for the proposed marina, the main entrance off of Betsy Kerrison is an encroachment onto a public roadway that will require review and approval from SCDOT. I will be interested to know whether SCDOT will note the Planning Commission's suggestion on the feasibility of a right turn lane.

Annexation also means that the Andell Tract will be able to tie into the Town's public sewer system. Asking about the impact on capacity is a fair question, but it's also only fair to cite the relevant response from the SIUC (Seabrook Island Utility Commission) and not the general service statement.

continued page 3

THE Seabrooker
P.O. Box 30427
Charleston, SC 29417



SEABROOKER
ONLINE at :
www.townofseabrookisland.org

THE Seabrooker

Please send correspondence to: TheSeabrooker@yahoo.com

"Communication is the beginning of understanding."

The Seabrooker will report regularly on Island happenings, as well as newsworthy events that affect property owners and residents.

Co-Founders: Red Ballentine, (1924-2006) Fred Bernstein (1924-2010) Co-Founders

Table with 4 columns: Editor, Publisher, Advertising & Layout, and THIS MONTH'S SEABROOKER VOLUNTEERS (ARTICLES & PHOTOS). Lists names like Michael Morris, Bernstein Lash Marketing, Teri B. Lash, Lynn Baker, Jeri Finke, etc.

CONTACTING THE SEABROOKER

Please send correspondence and inquiries regarding editorial to

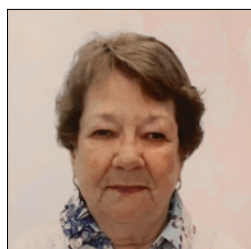
Mike Morris • TheSeabrooker@yahoo.com • 843.408.3707

The entry deadline for all items is the 15th of the month. Please limit Cap'n Sams letters to 400 words. Photos should be in high resolution (5"x7" at 200 dpi or more).

FOR ADVERTISING OPPORTUNITIES, PLEASE CONTACT Teri B. Lash/Publisher • 843.747.7767 • TLash@BernsteinLash.com

DEATH NOTICE

Death notices include basic information about the deceased: the person's name, age, occupation, date of death and place of death information.



"Sue" Crispyn

Mildred "Sue" Margaret Crispyn, 82, Seabrook Island, SC, wife of G. Joseph Crispyn, passed away peacefully at her home on Seabrook Island with her family present on February 25, 2023 after a brief, sudden, bout with cancer.

Sue was born May 17, 1940 in Mineola, NY, daughter of the late James McNally and Mildred Kenny Kuckens. She and Joe became high school sweethearts when she was 14 and Joe was 15. They married four years later at very young ages.

Joe served in the U.S. Air Force and was stationed at Dover AFB, DE where both their sons, Timothy and Joseph were born. They stayed in Delaware after Joe's discharge for 10 years and then moved to Suffern, NY. Sue and Joe lived there for 4 years before being transferred to Arlington, TX. After a final transfer to White Plains, NY, the family lived in Danbury, CT for 20 years. There, Sue achieved her lifetime goal of becoming a registered nurse.

Sue was an active volunteer in the early days of Seabrook, chairing the Good Neighbor Connection consisting of 120 other volunteers. She was also a consistent volunteer at Holy Spirit Catholic Church on Johns Island for many years.

Sue is survived by her loving husband of 64 years of marriage, Joe; sons: Timothy (Janet) of Bethel, CT and Joseph (Laura) of Wilmington, DE; granddaughter, Emily; and her sister, Stacy Link. She is predeceased by her parents; and sister, Mary-Jane Cunningham.

A kind, loving, caring and generous person, Sue was loved by everyone she met and will be sadly missed by all.



Bendt Per Themstrup

Bendt Per Themstrup, 81 of Seabrook Island, South Carolina, passed away on Friday, July 14, 2023.

Born on October 19, 1941, in Gentofte, Denmark, Bendt was the son of the late Ruth and Jorgen Themstrup. Bendt is well-loved and known throughout the world. He began selling insurance at 16, then got an associate degree in business. After that, he moved from Denmark to Canada, and then to Bermuda, where he worked for Alico Insurance. From there, he moved to the US and worked at many different companies managing international insurance sales teams.

Bendt is predeceased by Jorgen Themstrup (Father) and Ruth Themstrup (Mother), as well as Henrik Themstrup (brother) and Peder Themstrup (brother). He is survived by Ellen Themstrup (Wife), Kristian Themstrup (Son), Karen Czajkowski (Daughter), Dan Czajkowski (Son-in-Law), grandchildren Maya and Chloe, Morten Themstrup (Brother), Jonna Orkilde (Sister), and Bente Ahern (Cousin).

Expressions of sympathy may be viewed or submitted online at mcalister-smith.com/. ▲



CAP'N SAM EDISTO

Dear Cap'n Sam:

This letter is in response to the recent 4 to 1 decision by Seabrook Island's Planning Commission to recommend annexation and Mixed-Use rezoning of a property that lies outside of Charleston County's Urban Growth Boundary (UGB). Following the vote, the developer, Mr. Mike Shuler, made this statement to the press.

Unfortunately, Mr. Shuler, lots of Johns Islanders would disagree. Perhaps a little history would help Mr. Shuler and the Seabrook Island Planning Commission understand the importance of the UGB.

The UGB was originally established in the 1999 Charleston County Comprehensive Plan and was later adopted by the City of Charleston. About 21% of property on Johns Island lies inside the UGB and is designated as an urban/suburban zone, while the remaining 79% of property lies outside the UGB and is intended to remain rural and designated for preservation or limited development.

For the past 20+ years Johns Islanders and local conservation groups have worked together to prevent most changes to the UGB. Many of their efforts have focused on the southern portion of Johns Island in an attempt to

prevent Betsy Kerrison Parkway from turning into the entrance to Hilton Head Island. Members of Seabrook's Town Council have been participants on the Johns Island Task Force and understand that a primary goal of the Task Force is to fortify the UGB as a means of protecting the rural portions of Johns Island. By their vote to recommend annexing 17.75 acres outside of Charleston County's UGB to the Town of Seabrook Island for the purpose of commercial development, the Seabrook Island Planning Commission has essentially undermined the efforts of the Task Force and local environmental groups.

Perhaps Mr. Shuler and the Planning Commission believe 17.75 acres of rural land shouldn't matter much to Johns Islanders but it does. This pristine property, called the Andell Tract, lies right at the entrance of Seabrook Island. It is heavily wooded and surrounded by waterways. It serves as a refuge for the wildlife most Seabrookers value. Under current Agricultural/Residential zoning zoning with the County, the developer could put in at most twelve high end homes. Instead, he plans to build a private yacht club with dining facilities, an event facility, two swimming pools, boardwalks and boat docks, parking lots, ten hospitality "cottages" and a crab dock. The development will be largely private with few, if any, public benefits.

In fact, the disadvantages to most Johns Islanders in terms of increased traffic woes, destruction of an ecological zone outside the UGB, encroachments over fragile waterways, and further pollution related to increased boat traffic along Bohicket Creek far outweigh any ad-

vantages to the project. By annexing this rural property and rezoning it for commercial use, both Mr. Shuler and the four members of the Seabrook Island Planning Commission who voted for this project are sending a message to the larger community that Seabrook doesn't care one bit about maintaining the rural character of this area. In fact, the Planning Commission received an unprecedented filing of comments (over 550), mostly from Seabrook residents/voters, with 93% of the comments voicing opposition to the project.

Seabrook Island's Town Council will have a final opportunity to do the right thing on August 22, Johns Islanders will be watching ▲

Sue Myrick

Dear Cap'n Sam:

The July Seabrooker in my mailbox today was chockful with terrific articles about Sidi and Mr. Davis' expedition around Deveaux (I'm too old to do that), and one by my favorite writers Joanne Fagan who brought up some fire prevention issues which I had never thought about on page one.

Joanne, if you get to read this, I have a question for you to ferret out and don't know if it is truth or fable, but I heard that we do not actually have a fire code adopted in the Town of Seabrook Island. Someone who studies municipal codes told me this a while back that they thought this was a little unusual and that we must be relying on a State or County code to cover us.

Just curious, do you think this is true, and would it be beneficial for our Town, and our private SIPOA Island to adopt the Code...meaning, do you think we would get better insurance rates or doesn't it matter? ▲

Lori Hilker

TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

Notice is hereby provided that a Public Hearing will be held on Tuesday, August 22, 2023, at 2:30 pm at Seabrook Island Town Hall, 2001 Seabrook Island Road, Seabrook Island, SC. During the public hearing, Town Council will receive comments on the following ordinances:

Ordinance 2023-06: An ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway

Ordinance 2023-07: An ordinance adopting a Mixed-Use Concept Plan and Development Conditions for the Andell Mixed Use project

Copies of the proposed ordinances may be viewed at www.townofseabrookisland.org/andell.html. The ordinances may also be viewed at Town Hall during regular business hours (Monday-Friday, 8:00 am to 4:00 pm).

To Participate: Individuals who wish to speak during the Public Hearing (whether in person or via Zoom) must contact the Town Clerk no later than 12:00 pm on August 21, 2023, using one of the following options:

- EMAIL: kwatkins@townofseabrookisland.org
PHONE: (843) 768-5320

PLEASE NOTE: Due to time and space constraints, the number of speakers may be limited. If the number of individuals requesting time to speak exceeds the time allotted for the Public Hearing, speakers will be selected by the Town Clerk using a random number generator. Individuals selected to speak will be notified at least 24 hours prior to the Public Hearing.

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on August 21, 2023, using one of the following options:

- ONLINE: https://www.townofseabrookisland.org/andell.html
EMAIL: kwatkins@townofseabrookisland.org
MAIL OR HAND DELIVER: 2001 Seabrook Island Road, Seabrook Island, SC 29455

Watch Live Stream Video: The meeting will be live streamed on the town's YouTube channel beginning at 2:30 pm at www.youtube.com/@townofseabrookisland5287/streams.

More Information: For more information, please call (843) 768-9121.

FROM TOWN HALL

continued from page 1



We have professionals responsible for the daily operations of the SIUC, overseen by the utility's commissioners. Unless someone has the expertise to contradict those professionals, my position is to trust their calculations that conclude the proposed marina development will have only a "negligible" impact (less than 1%) on overall capacity (via commissioner at 5/17/23 joint work session).

SIUC concurs with the most recent calculation that the development's sewer demand would be just short of 40 ERUs (equivalent residential units). In making my decision on annexation, I took note of the added protection for the Town and SIUC in the development conditions that prohibit any major changes to the concept plan that would increase sewer demand to more than 40 ERUs.

It's also of note that it is SIUC policy to require developers to be directly responsible for installing and paying for all their sewer infrastructure to the point of hook up with the SIUC system. Further, the development pays an impact fee to SIUC that goes toward its share of future capacity infrastructure and shields other users from shouldering that cost.

Repeatedly I'm asked how I can support the annexation of this property that lies outside the county's Urban Growth Boundary (UGB). Nothing in state law or county/local ordinances makes this a condition for denying annexation; still, I wanted to have in my head the actual line because of opponents' concerns.

Folks have been surprised when I share this map with them. The Andell Tract is a rural property, currently zoned Agricultural Residential (AGR) by the County, but it's hardly a remote parcel in relation to the existing marina, TOSI, and TOKI, which are all within the UGB. Does pulling those 17-18 acres into the Town's limits appear extreme when looking at the map?

I also wanted to understand how sacrosanct the UGB is. First of note, it does not exist to prohibit development entirely. In a conference call I had with staff from the county planning commission, I asked about the UGB's impact on the Orange Hill development (outlined in red encompassing more than 900 acres, being developed by Kiawah, to include a golf course and 120 homes, exiting traffic onto River Road).

Although well outside the UGB, I was told that property is "different" as those rural acres were zoned by the County in 2004 for

a planned development. Some annexation opponents say let the county decide the use of the Andell Tract - if Orange Hill moves forward will they feel the same about what the county might approve at our front door?

It's very clear that many Seabrookers are opposed to annexation saying, "What benefit is a private yacht club to Seabrook Island." I hope we don't fall into the trap of speculating that none of our neighbors are boaters or would not enjoy the camaraderie of a yacht club or more opportunities to be out on the water. Perhaps it's important to think of property values down the road in 3-5 years. Is there benefit if you're selling and the marketing is, "Buy into a community with championship golf courses, racquet facilities, a full-service equestrian center, beach club, miles of beach and nature trails, and a first-class marina and yacht club?"

It's live in a gated community with a private club. Granted, since 2005 membership has been mandatory but with the ability to opt out after 7 years. Using the opponents' logic, what benefit is the club to the community if you do not have a stake in its membership?

Several specifics of the development conditions for the marina are key to my position, and like many, I think there are legitimate questions/concerns about environmental impacts. I have to remind myself, however, not to conflate zoning designations and an annexation application (for which state law requires no environmental or other studies) with final site plans and construction permits. It is in that permitting process that the developer will have to submit plans to the proper state agencies for review and conduct any required environmental assessments before getting approval.

There's so much more to discuss on this important issue, but I'm already far beyond my word limit.

We can't deny the growth in the City of Charleston, across the County, and here on Seabrook Island. The Andell Tract is a valuable, strategically located piece of property. Research indicates that it will be developed. I support TOSI controlling that development via annexation.

So I write this article, speaking only from my own position on Town Council, perhaps putting my head on the chopping block and waiting for the naysayers to aim the axe. Alternatively, I hope for a civil dialogue with my fellow Seabrookers as the process moves forward.▲

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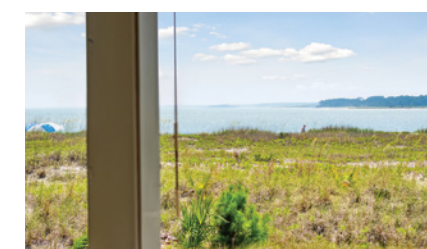
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Marjorie Stephenson

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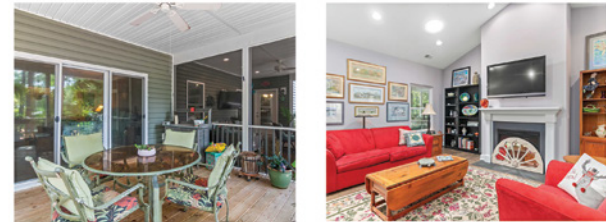
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The Mills House Pool and New Rooftop Bar

The new rooftop Terrace Bar at the Mills House is the perfect location for your sunny poolside afternoon cocktails or sunset drinks. Spend a long luxurious day relaxing or enjoy simply sit back and soak up the comfortable chic atmosphere. Against the backdrop of the celebrated "pink hotel," surrounded by lush greenery, your day will be made in the shade. The poolside Terrace Bar is open to locals to stop in for a drink and will serve up delicious cocktails and après swim bites as you lounge by the pool. Please note the pool is reserved for hotel guests only, but you're welcome to enjoy the bar area or rent a cabana to take a dip! ▲

Wealth Migration Taking Place "MOVIN' ON UP"

Bloomberg's analysis of data from the IRS highlights the southern wealth migration. Florida, Texas, Georgia, the Carolinas and Tennessee collectively added \$100 billion in new net income from 2020 to 2021. Meanwhile, the Washington, New York and Boston corridor lost \$60 billion in income during this period. That marks the first time the tax agency has seen this type of reversal since it started collecting this data in the 1990s. Bloomberg attributes the shift to a "flood of transplants." Out of the 15 fastest-growing cities, 10 of them are in the Southeast corridor, according to Census Bureau data. Some of that growth is likely attributable to a number of corporations moving their headquarters from the Northeast to the South, bringing with them a tremendous number of jobs. And it doesn't hurt that residents will experience "warmer weather, lower taxes, looser regulation and cheaper housing" in the South, as Bloomberg points out. ▲

CALLING ALL MILITARY
New Seabrook Island Social Club
For Military Veterans and their Spouses

Our charter is to unite the more than 350 veterans and their spouses who live on Seabrook to enjoy some camaradery and good times.
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Andy Grimaldi

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Matt Butler
PRINCIPAL BROKER
MattButler@thomascottingham.com



Seabrook Island Represented in Beaufort Dragon Boat Festival.

Shown left are six Seabrook Island residents who raced in the Beaufort Dragon Boat Festival. (Lynn Lambert, Tara Penny, Joanne Farrell, Rosa Fullerton, Betty Maher and Lois Rinehimer). Seabrook was represented by two full teams, one in the cancer survivor division and one in the senior division...and both medaled, one bronze and one gold!!! Beaufort's festival is similar to Dragon Boat Charleston's, during which teams raise funds to benefit cancer survivors in their community. We support one another at our festivals every year. ▲

Lois Rinehimer

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<p>Under Contract</p> <p>GOLF VIEWS</p> <p>8 Dunecrest Trace Seabrook Island 2 BR · 2 BA · 909 SF \$609,000</p>	<p>Just Sold</p> <p>GOLF VIEWS</p> <p>459 Double Eagle Trace Seabrook Island 2 BR · 2 BA · 1,147 SF \$525,000</p>	<p>Just Sold</p> <p>EXCELLENT LOCATION</p> <p>2464 Seabrook Island Road Seabrook Island 0.38 Acre Homesite \$300,000</p>

Alan Fleming Senior Clay Court Championship

High caliber tennis returns to Seabrook Island again this year as the 39th annual Alan Fleming Senior Open Championship gets underway October 4-8 at the Seabrook Island Racquet Club.

The tournament has evolved to become a premier clay court event in southern senior tennis and attracts hundreds of elite players from across the country. The event itself has won many accolades including South Carolina Adult Tournament of the Year and Level 1 National designation by the USTA for senior mixed doubles. Tennis players 30 and over can register for Men's or Women's Singles and Doubles to compete in the Level 3 Open State Championship.

Mixed doubles pairs, ages 40 and over, can compete to win a coveted USTA gold ball award for their age bracket as well as earning top points for performing in our Level 1 event, the highest amateur level competition. Past draws in this category have included former professional tour players, Davis Cup contenders, National Gold Ball Champions, regional collegiate standouts and other highly ranked amateur elite players.

Local tennis players should not miss out on this opportunity to compete among the top-tier talent that return each year to our world class facility. Player registration includes entry into the oceanfront Friday evening party with cocktails, dinner and dancing to a live band. Tournament sponsors, including the Town of Seabrook, are honored to host an exciting and memorable weekend of fierce competition and low country beach relaxation.

Laura Ferreira, Director of Racquet Sports at the Seabrook Island Club, works with the USTA and various groups to coordinate the event. She stated, "Our commitment to making this tournament a favorite for top players is one of the reasons we see growth year after year. Our community really comes together in support for the tennis and the fans." As in the past, the event is free to spectators and open to the public.



Denise Krupa takes top prize in her Women's Singles bracket 2022

PHOTOS COURTESY JOHN CARPENTER



The Seabrook Island Club will offer a food service tent at courtside during lunch where anyone can purchase hot dogs, hamburgers and other refreshments. Restaurants and retail stores are conveniently close to the facility, located at Bohicket Marina and Freshfields Village.

The Alan Fleming Tournament has a sustained legacy of raising funds to support worthy causes beyond the event. Proceeds from the tournament will benefit the Seabrook Island Employee Assis-

tance Fund, an organization that serves the needs of many valued individuals who invest their time and skills into our community daily. The sponsors, players, volunteers and individual contributors are essential and appreciated for their participation in the success of the tournament and commitment to this charity. ▲

Maryanne Rayfield
Tournament registration opens August 1, 2023. Additional information is available at: www.alanflemingtournament.net

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The Happy Kayaker

BY RICH BOSS

Transporting your Kayak



This is the second article of an occasional series on sea kayaking around Seabrook Island and the Lowcountry. In the first article, I spoke about why I enjoy kayaking. In this month's article, I will discuss something mundane but important: How to get your boat to the waterway. Many people have some experience kayaking and want to buy a kayak but are hung up on how they might transport the boat to a waterway. This is a question I get all the time and the easier it is to get your boat to the water, the more likely you will be to go kayaking. Your strategy may depend on a lot of factors including where you are going boating, what kind of vehicle you have, how many people are on your trip, and how much you are willing to spend on new gear to support your sea kayaking habit.

A quick safety note. Whether kayaking alone or with friends, I always send my wife and/or other family members a "Float Plan." This is usually a text that includes: where I am going, when I am starting, what boat I am using, who is going with me, and when I plan to return. When I am off the water, I text my wife to say: I'm back on dry land.

Back to Kayak transport, first, I will share what I do, then I will note what I have seen other kayakers do - there are a lot of options. I have an SUV and for trips on Seabrook Island, I simply load 1-3 boats in the back, leave the tail gate open, and secure the boats with straps. This works for a boat up to about 12 feet long in my car, and I drive slowly. I recommend putting a mat on the bumper to help prevent scratching the bumper during loading and unloading. Another method I use is a small cart that I can load my kayak on, then walk down to the crab dock, which is not far away, but I would not suggest this method unless you are within a 10-minute walk of your launching spot. Lastly, my favorite kayak transportation method is to use my kayak bike trailer (brand-Salamander, see photo) - I connect the small trailer to my beach bike, load the kayak and

my gear, and bike to wherever I am kayaking on Seabrook Island. I arrive warmed up and have a relaxing ride on the bike ride home too.

For any trip off island, I lift my kayak onto the roof racks of my car and strap it down using NRS cam straps. Depending on the length of your boat, besides the 2 straps across the top, you may need to tie down either end to your front and rear bumper. I can lift my boat myself, but it really helps to have a friend. I use a small stool to access the roof and tie the straps.

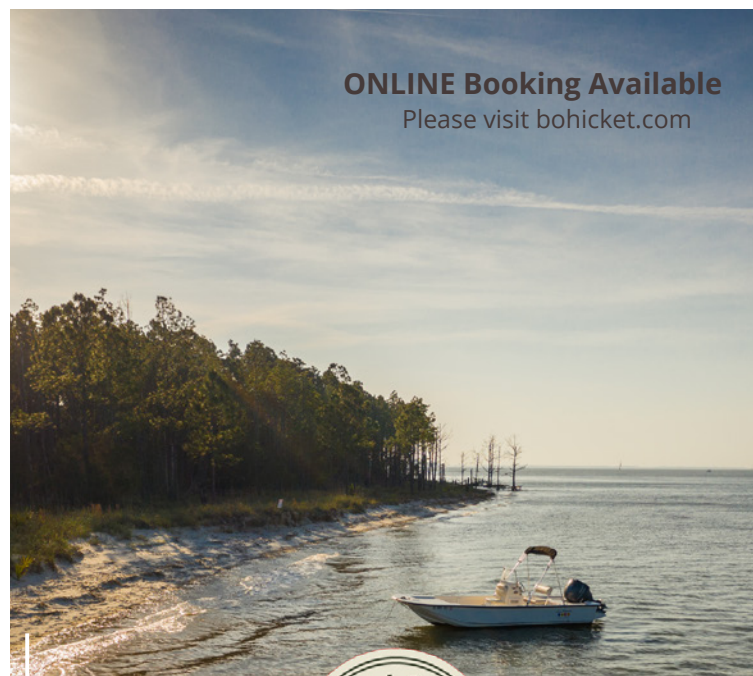
I have seen friends use a variety of other options. If you have a pickup truck (if you do not have one, you may not have lived in South Carolina long enough), you can load it in the bed, depending on boat length you may need a bar that extends out to rest the end of the kayak, then of course tie it to the truck bed. Some kayakers equip their truck with a roof rack system and load onto the roof racks just as you would on your car or SUV. A few friends have small boat trailers that hold several boats and can also

hold extra gear. For those who need help getting their boat on their roof, there are hydraulic lifts that allow you to load your kayak at waist level and push a button to load up on the roof of your car. One kayaker I know has a Honda sedan, and instead of roof racks he simply has 2 large foam blocks on the car's roof, he loads the boat on top of the blocks, and straps it down through the car windows - it may seem sketchy but it has worked for him for years.

In summary, I will use the acronym I always tell myself - KISS (Keep It Simple, Stupid) - find what works for you, and keep it simple, safe, and dependable - the easier you make transporting your kayak, the more trips you will make out on the water.

When you kayak, always wear a PFD (personal flotation device, formerly referred to as a life jacket) and know how to wear it properly. Feel free to call me with ideas or questions - my phone number is in the Exchange Club directory. Happy Kayaking! ▲

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HEALTHY AGING

Jerry Reves, MD

The Most Common Skin Cancer and Treatment - Mohs Surgery

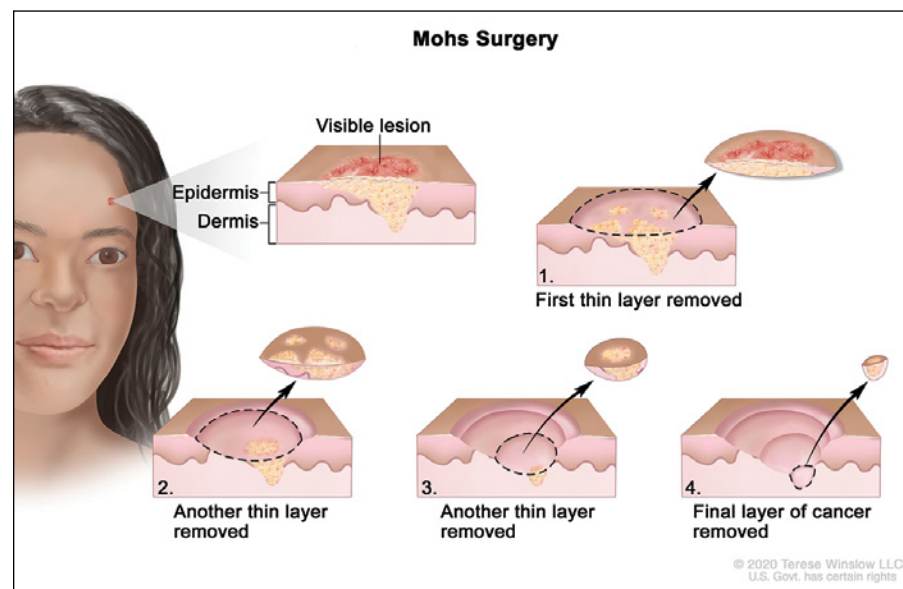


Figure. Steps in Mohs surgery. Multiple excisions are required that go incrementally more deeply but are smaller in diameter until the final tissue is free of cancer. From National Institute of Aging: <https://www.cancer.gov/types/skin/patient/child-skin-treatment-pdq>

Skin cancer develops as we grow older because of years of exposure to ultraviolet light (UV) and the normal changes associated with aging. It is the most common cancer in the United States. For those who live in areas with lots of sunshine or work outside, the exposure to UV light is increased and the result is skin cancer. The incidence is 20% overall in the American population and the rate increases as we age. Almost 10,000 Americans are diagnosed with skin cancer every year. There are two types skin cancer: melanoma and nonmelanoma. Melanoma is more deadly but fortunately less common than nonmelanoma. The most common nonmelanoma skin cancers are squamous cell and basal cell cancer and there are at least three million new cases of these cancers every year in the U.S.

Itching or bleeding from the site is another indication that it may be abnormal.

Prevention

We have written about prevention before. The goal is to limit UV light exposure by mitigating sun exposure and avoiding tanning booths. When outside stay in the shade and wear protective clothing including pants and long-sleeved shirts that advertise UV protection. These are now made of light-weight material and are effective. Sunscreen of at least 30 SPF is an absolute requirement when planning to have skin exposure to the sun for more than 15 minutes. This must be reapplied at intervals to maintain the protection, especially if perspiring, swimming, or in conditions that remove the application. A wide-brimmed hat and sunglasses also enhance protection.

Diagnosis

Most skin cancers are diagnosed by a dermatologist. The typical diagnosis involves an excisional biopsy of the lesion at the time of a diagnostic appointment. The tissue sample is sent to a pathologist for interpretation and usually within a week the pathology report is issued that confirms the absence or presence of cancer. The type of cancer, if present, is identified and you and your dermatologist then decide together on the best treatment. Most nonmelanoma cancers are treated by some form of surgery to remove the cancer. Mohs surgery is probably the most common approach to typical squamous and basal cell cancers. Mohs surgery is performed by dermatologists who are specially trained dermatologists.

Mohs Surgery Treatment

Mohs surgery is performed by the specialist as an outpatient procedure. Mohs can mean "micrographically oriented histographic surgery" although it is actually named after Frederick Mohs, MD, who developed the procedure in the 1930's. Under local anesthesia and with aseptic technique the surgeon generally removes the cancer in steps. The figure from the National Institute of Aging shows the steps in the Mohs procedure. It is best to reserve the whole day, and the actual procedure does involve several hours of intermittent steps of

surgery, specimen analysis and further surgery until the cancer is removed and the "specimen is clear." When the onsite pathological examination reveals that the margins of the excisional sample are free of cancer, no further tissue excision is needed. The Mohs surgeon will then close the incision with sutures using plastic-surgery techniques to minimize scar and other site sequelae. An adjacent "flap" of skin may be used to cover the site. If the site is large and in a location where there is not sufficient skin to allow for primary closure or a flap, a skin graft is employed to aid in the healing. This requires removal of skin from a donor site like the thigh that is transferred to the site to cover the cavity which will then heal under the protective skin cover. Depending on the size and complexity of the surgery medicines may be prescribed for immediate use including one or more topical antibiotic ointments, oral antibiotics, and analgesics for pain.

After the skin closure, the patient receives instructions on wound care. A follow-up appointment with the Mohs surgeon is generally scheduled in about a week to ensure that healing is progressing. In about 98% of cases the cancer is cured, but the patient will need follow-up at specified intervals for examination of the site and other possible cancerous places.

Mohs surgery is safe but it does have risks that include bleeding at the site or within the wound forming a hematoma. Pain, tenderness, and discomfort are common and may require treatment. Less common problems can be infection, temporary numbness at the site, shooting pain to other locations, and a thick raised scar.

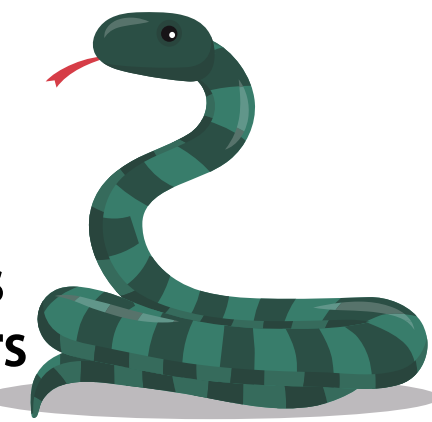
The Bottom Line

As we age, skin cancers are an increasing threat to our health. Regular skin surveillance and protection against the sun's UV rays are required. Nevertheless, skin cancer is commonly detected and it is important to have it diagnosed and treated as early as possible. Early detection and treatment with Mohs surgery should cure the most common nonmelanoma cancers. ▲



Our Friends the Predators

by Paul Tillman



While driving down Seabrook Island Road a few weeks back, I saw something that really upset me. A man had just killed harmless garter snake. He had carefully draped it over a shovel to throw it out of his yard. My assumption was he killed the snake because he felt it was a threat to his household. If I was of his mind set, I would have too. But, when I thought about it, I realized how misinformed he was about snakes and probably other predators too. So, I thought to write about them and show predators are not to be feared. They prey on our behalf by doing lessening the numbers of critters we want gone.

The definition of a predator is an animal who preys upon, that is, intentionally eats, other animals. Apex predators are animals who have no other animals who eat them in their food chain. In North America, Bears, cougars, gray wolves are apex predators. It is comforting to note that only two of the top ten predators in the world live in the United States. In the US, we have bears and cougars, the others live in far off lands. It is notable that the deadliest animals are not predators. The lowly mosquito kills 750,000 people every year. By the way, humans kill about 475,000 people each year.

Most deaths by other animals occur in countries without our healthcare and infrastructure systems and even though about 7000 to 8000 people in the US are bitten by snakes, mostly by rattlesnakes, and only 5 die. If you want to avoid snakes don't visit North Carolina, Texas, Arizona or Florida. And, if you want to avoid being bitten by a snake, don't go to North Carolina where a whopping 1,570 people are reported to be bitten each year.

When it comes the Eden-like ecosystem we inherited on Seabrook, we should realize that we need to take hard look at what we do, and what we don't do, to maintain the balance nature has established.

Predators, in the minds of most of us, are dangerous and will eat us if given half a chance. Of course, some predators, like bears and mountain lions, have been known to attack humans, but thankfully, these attacks, though they get a lot of attention, are rare.

Most dangerous to us are poisonous snakes. But, snakes, even the poisonous ones, don't hunt us down and aggressively attack us. They will strike to defend themselves if they are surprised or threatened. Copperheads are the most likely to bite us. But even if they do, their bite is fatal only .01% of the time. In all but the extreme cases, we should not kill snakes but step aside

and let them eat the rats, mice, lizards and bugs that they enjoy and we are happy to see gone.

Other than snakes, what predators live on our island that are beneficial to us? There are lots of them. Bobcats, foxes, owls, hawks and alligators. They all prey on rabbits, woodrats, squirrels, chipmunks, baby possums, raccoons and armadillos; all animals we would like to see less of. For example, if we had, more bobcats and if the bobcats were not poisoned as we try to poison woodrats, the bobcats would reduce the number of woodrats. Admittedly, Mother Nature's system is slower and seem to us to be imperfect but in the overall assessment, it works. Come on! Who knows better than Mother Nature, right?

Foxes are another predator we need to protect. Foxes are a type of wild dog and are intelligent, quick, clever, and adaptable. They thrive in all areas of the US and are not considered to be endangered. They are not strictly carnivores and fortunately will eat anything they can. They are sneaky fast, very wary of humans and love to eat rabbits and woodrats.

The remaining predators like hawks, eagles, owls and alligators are relatively harmless to us. (more about alligators in a moment) but they too suffer from human intervention. When we use poisons to kill off woodrats the poisons make them sick and slow them down so the other predators can catch them easily. Then the predators become poisoned and die.

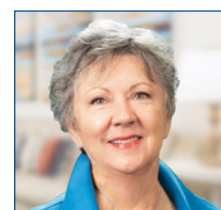
Because alligators have big teeth and lurk at ponds edge, we think they are a threat to us and need to be removed. This is a huge over reaction to the problem. First, because alligators are not normally aggressive, they are happy to eat turtles and fish and have killed only 5 people, only two in Charleston County, since 2016. It is true that alligators are not our buddies but they are not to be feared we just need to stay away from them. It's not a good idea to let FiFi, our cute poodle, wander too close to the ponds edge. But like it or not, alligators are here to stay. Even if we tried to capture them and relocate them, others would sense their absence and migrate to the open water.

We live in Eden, and should not over react to the presence of predators. For sure, Nature has a plan and, we are a part of it, but not the controlling entity. Predators, especially snakes, do much more good than harm and we should step aside if we encounter them and let Mother Nature work her plan. ▲



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Well Aged

SEABROOK ISLAND

by Barbara Burgess



As I age, I find I go in two extremes in my thinking. One is, you don't look bad for an 86-year-old woman who has recently been diagnosed with pulmonary fibrosis. The other is, how did I get so unattractive so fast? I think the truth lies somewhere in between.

It is, of course, true that our looks change with aging, but there are things you can do that is more on the positive side.

For example, I recently started using a cane to help my walking. I fought it for a long time as I thought a cane was so aging. What I'm finding is the cane brings out the best in people. For example, I just had some car keys updated which required new batteries. I knew I couldn't do it myself, so I asked a clerk to help. She seemed so pleased to be asked. She gladly took my key to the

right location, and the key maker returned it to me all updated. I asked for his arm to get out of the chair I was in. He gladly obliged.

I'm finding life in my latest iteration to be most enjoyable. My neighbors are wonderful and I have to thank Ed and Lori Leary for all they do for me. I fell recently, I wasn't hurt, but I could not get up. I called Ed for help and he arrived with a friend. When I told them I had fallen out of bed, his friends said "That must have been quite a night!". I couldn't help but laugh. Don't I wish! I wonder what adventures lie ahead? ▲

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Tips for Better Bird Photography

Article by Gina Sanders

Seabrook Island is blessed with beautiful beaches, gorgeous sunsets, and an impressive array of wildlife. Whether you're on Seabrook for a few weeks, a season, or you live here full time, no doubt you're familiar with our four-legged and feathered neighbors.

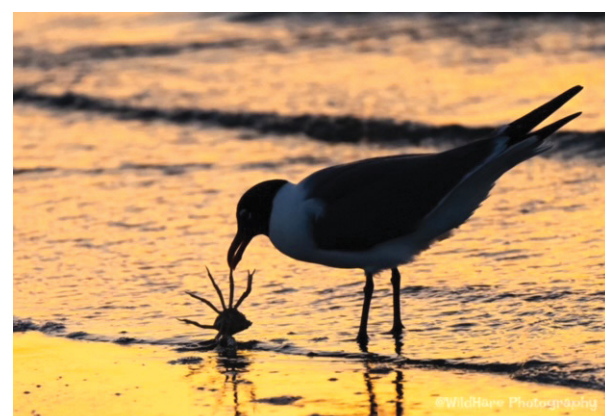
If you enjoy taking pictures, whether for your own memories or to share with others on and off the island, the bird life on Seabrook Island presents an opportunity to capture unique and beautiful photos. Social media pages are full of gorgeous photos shared by many of our community's best photographers. Our own Seabrook Island Birders social media pages also have daily photos, blogs, and upcoming events with which you can connect.

If you'd like to make images you can be proud of, here are a few tips to help you make the most of your opportunities. Whether you use the camera on your phone, or the most sophisticated digital camera system, these tips will have you taking more "keepers" and hitting the "delete" button less often. You don't have to use the most expensive camera to get great photos, the best camera is the one you have with you!

1. Make the most of the light. A photographic image is created by capturing light, and knowing how to make the most of that light will determine the mood and setting of your photo. The best time of day for photographing birds is the "golden hour", the first hour after sunrise, and the last hour before sunset. The sun is lower in the sky, casting a softer, golden glow on your subject. Mid-day sun is harsh and will cast unflattering shadows down onto the bird, as well as wash out the color in your photo. Place the light behind you, shining onto your subject, for an even, well-lit photo that emphasizes the color and detail of your bird.



The early morning light on this Belted Kingfisher gives the bird a soft, warm glow with no distracting shadows.
Photo by Glen Cox



Back-lighting against the sunrise creates a dramatic silhouette of a gull and his crab breakfast.
Photo by Glen Cox

If you want to get creative, experiment with side lighting and backlighting. Side lighting can add texture and dimension to your subject, and backlighting can create a silhouette or emphasize feather patterns as the light shines through.

2. Knowing where to stand. Often, we're caught up in the moment of the photo. We see a beautiful bird wading through the marsh or perched on a bush, so we quickly grab our cameras and snap away. Later, as we look at our photos, we notice for the first time the distracting tree limbs that now appear to grow out of our bird's head. Or perhaps the background is so distracting and cluttered that it's hard to find the bird in the photo at all! Take your time and compose your photos. Move around to find the best angle and watch your background for distractions. Get closer to your subject, but only if you don't disturb the bird. If the bird looks nervously in your direction or moves away from you, you're too close. Never get so close to a bird or wild animal that you make it feel threatened or uncomfortable. If you can't get the photo without disturbing your subject, it's better to back off and try again later.



This Cattle Egret is hard to see clearly with such a distracting background. Instead, try to position yourself in a way to eliminate the clutter.
Photo by Gina Sanders

If you're using a DSLR, use a telephoto lens to make it appear closer than it actually is, and select a wide aperture (low f-stop number) that will give you a shallow depth of field. This is a great way to fill the frame with your subject and throw the background out of focus, making it less noticeable in the photo. Position yourself so that you're eye level with the bird, not pointing your camera down from a standing position. Get down low, this puts you in the bird's world, making for a more impactful photo, and often improves your background as well.



A less distracting background and getting down to eye-level with the bird makes this photo of a King Rail more pleasing to the eye.
Photo by Gina Sanders

3. Placement in the frame. A basic rule of composition is the Rule of Thirds. Imagine your viewfinder is divided into thirds horizontally and vertically (like a tic-tac-toe game). Position your subject at the intersection of the lines for the best composition, instead of in the center of the picture. If your bird is looking off to the side, make sure that's the portion of your photo that has the most open space for him to look in. Most cameras, including cell phone cameras, have a setting that shows a grid in your viewfinder, which helps with subject placement. Try activating this feature in your camera and see if it helps you with placement.

Try not to chop off any part of your bird. Wing tips, legs, these are areas often overlooked. Even if your bird is standing in tall grass and you can't see his legs, leave space for his "virtual" legs as this will create a more natural look.



By utilizing the "Rule of Thirds" and placing this Tri-Colored Heron to the left of the frame, this gives the bird open space in the direction he's walking.
Photo by Gina Sanders

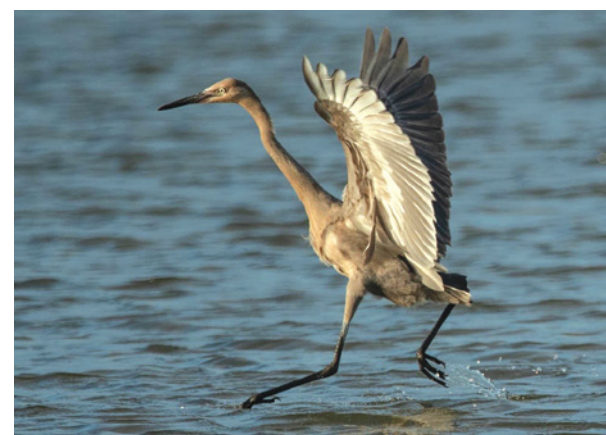
4. Clean, sharp photos. If you can adjust the focus settings on your camera, use a setting that will allow you to pinpoint the exact area of focus. For wildlife, birds, and portraits, that's the eye. If the eye is in sharp focus the whole photo appears to be in focus. And if your camera has a setting for continuous autofocus, that will allow you to lock on to the bird's eye and keep it in focus, even if he moves.

Use a fast shutter speed, this will help freeze motion and give you a crisper, sharper photo. And remember, the smaller the bird and quicker he flies, the faster your shutter speed should be.



This photo of a female Painted Bunting ticks several technical boxes. The eye is sharp and well-focused, the background is clean and not at all distracting.
Photo by Dean Marr

5. Understand bird behavior. By understanding where a bird hangs out, when it can be found in that location, and how it may act or react, you can anticipate movement before it happens. The Reddish Egret shown here is displaying a dance sequence, which the photographer knew was a possibility. Getting into position, being patient and staying focused on the bird gave him an excellent series of action shots.



Knowing the behavior of Reddish Egrets helped this photographer anticipate and patiently wait for this "dance sequence"
Photos by Ed Kanrad

Get to know the birds in your area and you'll soon be able to predict the behavior before it happens. And most of all, be patient. It may take weeks to get the photo you've been dreaming of so don't rush it. Photographing birds can be challenging but by applying these tips and a lot of practice, you'll soon have photos you'll be proud to post or display.▲



Conserved Property: How Does it Happen?

Have you noticed the small green and gold "Conserved property" signs now posted all around Seabrook Island? The signs tell you that these lots are "green spaces" protected from development, but they don't tell you how this protection came about.

Lot Selection: The Seabrook Island Green Space Conservancy (SIGSC) evaluates each undeveloped lot for its desirability as green space. The most desirable lots for conservation possess excellent opportunities for wildlife habitat and usually have plenty of trees and pollinator plants. However, with the ever diminishing undeveloped lots on the Island and SIGSC's limited financial resources, other factors, e.g., cost and availability, take precedence in determining which lots to pursue for conservation. SIGSC acts as an intermediary, purchasing a property and placing a restrictive covenant ensuring conservation on it and then transferring ownership to the Seabrook Island Property Owners Association for oversight and maintenance.

Acquisition Process: SIGSC acquires properties several different ways. The least complicated way is a straightforward purchase, using funds donated from generous donors or from funds raised at charitable events such as the Green Space Oyster Roast held last March. Given lot prices today, it

typically takes several years of fund raising to amass enough money to buy a lot at full market value.

A second way to conserve a lot is through an outright donation of a lot by the lot's owner. As you might expect, this approach offers advantages to both SIGSC and the lot's owner. The donor becomes eligible for an income tax deduction based upon the lot's appraised value and is released from the payment of property taxes and homeowner contributions to SIPOA.

In recent years, a third way to acquire properties for conservation has become popular. When property owners want to conserve a specific property near their home, they might pledge a certain dollar amount towards the acquisition of that property. SIGSC could provide additional funds towards the purchase and assist in negotiating the purchase. A good example is when neighbors pool their donations to conserve a wooded lot near their homes. Since SIGSC is a 501(c)(3) non profit corporation, the donated funds are considered charitable donations.

Financial Factors: Real estate transaction costs are generally covered by SIGSC funds and through the donated time of a realtor who takes no commission and an attorney who works pro bono. These cost saving measures, plus the charitable donation oppor-



tunity, means that buying/selling a property through the Green Space Conservancy maximizes the donor's charitable deduction.

Why Green Space: SIGSC acquired its first property more than twenty years ago. There are now 44 lots which have been conserved! More than 30 acres! These conserved lots are owned in perpetuity by the Seabrook Island community. This land contributes not only to the beauty and charm of the Island, but also assists with flood control, noise abatement, air quality, climate regulation, groundwater recharge, carbon sequestration and wildlife habitat.

If you may be interested in working with the Seabrook Island Green Space Conservancy on conserving a specific lot, please contact us at www.sigsc.net. The creative and generous support of the Seabrook Island community will make continued conservation possible!▲

Carl Voelker, Board Member
Seabrook Island
Green Space Conservancy



The Outdoor Encounters program at St. Christopher Camp offers a wide variety of activities for the summer, both for individuals and groups. These activities are available for booking throughout the summer:

- Kayak Tours:**
 - Marsh Tours** - This popular sunset paddle trip brings you down the peaceful waters of Privateer Creek from a crabbing dock to a beach boathouse by the estuary. See and learn about birds, dolphins, oysters, marsh plants, and other early evening wonders during this 2-hour tour. We also offer a morning paddle trip every other Saturday to discover morning wonders along Privateer Creek.
 - Botany Shelling & Fossilizing Tour** - This 3-hour tour will bring you across the estuary to Botany Island at low tide, a quiet beach

replete with shells, sharks' teeth, and other incredible discoveries.

- Summer Programs:**
 - Seining** - Learn about fish and other critters in the estuary, visit the St. Christopher Aquarium, and then walk a seine net through the water to catch and observe cool creatures in this 1- or 2-hour program.
 - Beach Ecology** - This mile-long trek on the beach will take you through several unique ecosystems, teaching you about the ecology of the beach and estuary and ending in the Mud Pit.
 - Cast Netting/Crabbing** - Walk down a maritime forest trail to the crab dock and learn about crabs and other dock creatures in the salt marsh. You will also learn how to crab using a hook-and-line method and how to throw a cast net to catch tidal creek critters.

- Herpetology/Orienteering** - In this 2-part, 2-hour class, learn about reptiles and amphibians of the Lowcountry, and visit the St. Christopher Herpetarium. Then, learn how to use a compass to navigate and complete an orienteering course around the camp.
 - Nature Hike** - Take a guided hike through our maritime forest to learn about trees, wildlife, and the ecological benefits of the forest. This hike will also take you to see a freshwater "slough" wetland in the middle of the forest, home to many plants and animals.
 - Evening Turtle Walk** - Learn about the lifecycle of the Loggerhead Sea Turtle, from hatchling to maturity, and then take a walk on the beach before dusk to understand more about nesting turtles on our local beaches.
- To book Outdoor Encounters and for more information, click: <https://stchristopher.org/quick-links/oe-rates-and-reservations/> ▲



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South Carolina Department of Natural Resources discovers unique species of monarch butterflies in S.C.

By CDD Staff



Monarch butterflies in the field. PHOTO COURTESY OF SCDNR

The monarch butterfly is probably one of the only types of its species that a child can identify by its distinctive wing patterns, so it may come as a surprise that new subspecies of monarchs are still being discovered right in our own backyard.

South Carolina Department of Natural Resources scientists made the announcement on Tuesday after observing a group of monarchs whose behavior was markedly different from other monarchs, namely their food source. Monarch butterflies are known for their dependence on milkweed plants to survive. During the course of a year-round field study of the insects, scientists noticed this: Though S.C. monarchs do rely heavily on the aquatic milkweed found in our coastal areas as a host plant for their eggs and caterpillars, they were also observed using swallow-wort, a viny milkweed

relative found near salt marshes — a plant previously overlooked for its importance as a nursery for young monarchs caterpillars.

Like most significant scientific events, the discovery of this unique subset of monarchs was somewhat serendipitous, according to SCDNR marine biologist John "Billy" McCord, who came out of retirement to study the insects: "I noticed butterflies at Folly Beach, S.C., in November and December when I thought they should be overwintering in Mexico," McCord said. "Once I started tagging some of these butterflies, it became clear they were staying here throughout the winter."

The SCDNR published their peer-reviewed findings in Scientific Report; to read the full article, visit the link below: <https://www.nature.com/articles/s41598-023-37225-7> ▲



Backpack Buddies Seabrook Island Challenge 2023

Our 2023 Goal is \$90,000 Plus!!
MATCHING FUNDS BACKPACK BUDDIES



Backpack Buddies Seabrook Island wants to thank you for your support last year. The children at the three schools that we support in Charleston County THANK YOU as well.

We are BACK ONCE AGAIN with MORE FRIENDS than ever before for the 2023 Challenge. Mike Gorski has done a wonderful job over the last 7 years with the "Mike Gorski and Friends Challenge". He has retired from the fundraising and turned it over to the specific organizations to run. This challenge directly benefits the Backpack Buddies Seabrook Island. Our goal, with the help of our friends is \$90,000 plus for this great and much-needed worthy cause.

Mike launched this program 7

years ago and has help to raise needed additional funds for the Backpack Buddies programs. Each year the Challenge has proven to be more successful than the prior year. Last year he raised \$87,000 for Backpack Buddies Seabrook Island.

Mike has retire . . . however the need is still here. So, we are back again with most of last year's friends and some new ones as well.

Backpack Buddies Seabrook Island is a 501(c)3 nonprofit, whose mission is to feed local, hungry school children on the weekends. These children receive breakfast and lunch at school but often are being left to fend for themselves on the weekends. Backpack Bud-

dies Seabrook Island is currently feeding close over 385 local children each week. We support Mt Zion Elementary, Lambs Elementary and St Johns High School. To support one child for the entire school year with these bags of food, it is only \$235. \$0.94 cents of every dollar go directly to buying food.

To help raise additional funds on this day for Backpack Buddies Seabrook Island, we have received commitments from local business and friends to donate \$1,000 or more each to collectively secure \$45,000 of funds that will be used to match the donations made by residents of Seabrook Island.

That is right, folks! They are matching donations dollar-for-dollar! All donations are tax deductible, as permitted by law.

To make a donation, go to the Backpack Buddies Seabrook Island website (<https://backpackbuddies-seabrookisland.com/>) to donate via credit card or check.

This Backpack Buddies Seabrook Island Challenge will run from August 7th through September 29th. Closeout will be September 29th with announcement of the total donations to be done on October 2nd.

To learn more, please go to our website: <https://backpackbuddies-seabrookisland.com/> ▲

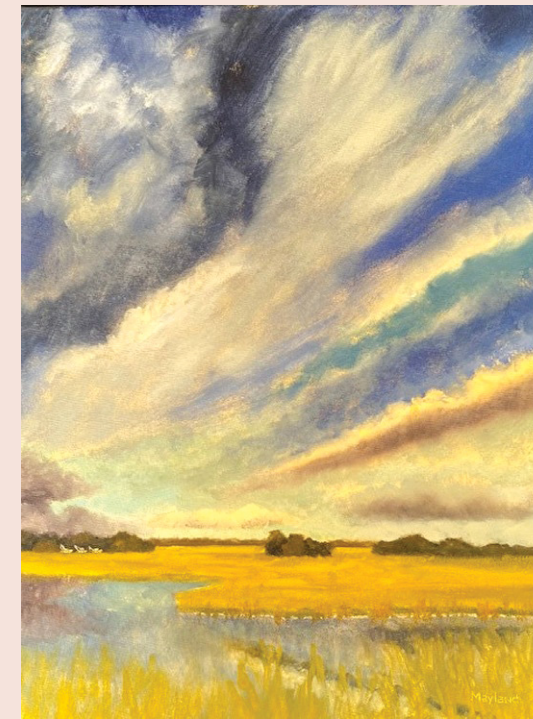
Lynn Baker



August Artist of the Month
Tina Mayland

A reception will be held for Tina

Tuesday, August 1st • 4:30 - 6:00 PM • The Lake House
Please come by to greet Sandy and experience her beautiful art.



Tina is a native Charlestonian for whom the Lowcountry of South Carolina is as close to paradise as any place on earth. Returning home after 30 years of a high-tech career that took her to Atlanta, DC, and New Jersey as VP of Marketing for AT&T, Tina "rewired" from her all-consuming corporate life and began her "encore career" as a full-time artist. Tina explains her motivation to become a painter: "My grandparents owned a farm on Wadmalaw Island, just outside of Charleston. As a child, I built tree forts in live oak trees, played in the pluff mud of the marshes, and galloped my horse through Lowcountry forests. Capturing the essence of that landscape in my art is a way of recapturing the joys of my youth."

Tina served on the Board of Directors of the

Charleston Artist Guild for 4 years and is a member of the Seabrook Island Artist Guild. She's also active in the community, serving on the Board of Trustees of the Middleton Place Foundation and on the National Board of Directors of the Archeological Institute of America. Once a workaholic, she is reveling in her "rewired" life. Says Tina, "I'm testament to the fact that you-can-go-home-again and that the post-career stage can be the most fulfilling!" Tina's work may be seen at [TinaMayland Art.com](http://TinaMaylandArt.com). Her work is represented by the Wells Gallery at The Sanctuary on Kiawah Island and by the Lowcountry Artists Gallery on East Bay Street in downtown Charleston. ▲

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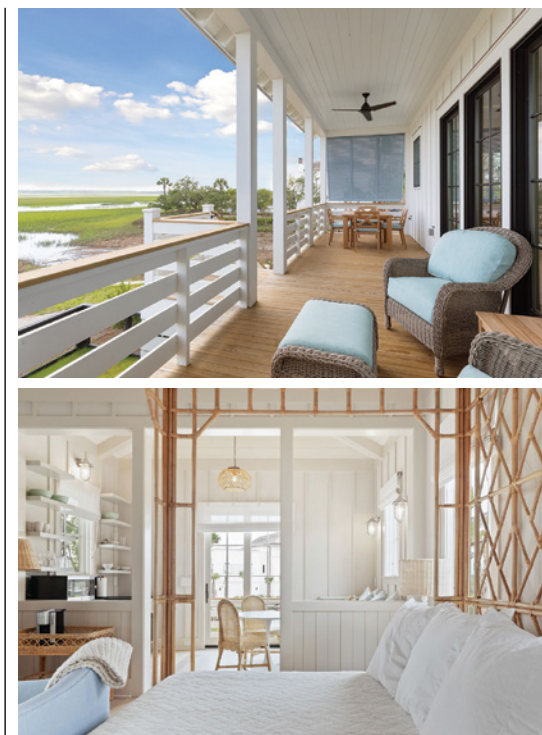
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Katelynne Amos 843.412.2061
SC LMT #9837

Alyssa Zabel-Ford 843.276.9766
SC LMT #5578

A Dream Staycation at the Award-Winning Bungalows at Kiawah River



Kiawah River's Bungalows, now available for short-term rental, received the Platinum Award by Best in American Living Awards by The National Association of Home Builders.

"At just barely more than 500 square feet, this home packs a lot into its creative design. Attention to detail and built-ins create a cozy cottage that's well appointed for its setting. Ample outdoor space helps expand the footprint and take advantage of the great location."
-National Association of Home Builders Judge

The Bungalows at Kiawah River are a watermen's paradise, where you have the opportunity to experience the allure of the community before making the decision to call it home. Kiawah River blends the natural splendor of the sea island with resort-style amenities, creating an idyllic waterfront oasis that elevates the essence of coastal living.

Discover countless adventures with multiple launch points for fishing and exploring the pristine Kiawah River and inland waterways. Relax and unwind at the riverside Spring House and pool or embark on exhilarating journeys along 20 miles of picturesque trails meandering through forests and along the waterfront. Plus, don't miss the unique Kiawah River Farm and Goatery experience!

The community has been carefully planned to embrace outdoor living, with only half of

the property's 2,000 acres developed, and the remaining 1,000 acres to remain open green space for the community. Embrace the charm of coastal architecture with custom and semi-custom homes, designed to the highest quality standards, making your dream of coastal living a reality. Experience the best of both worlds, a tranquil maritime sanctuary complemented by future retail and hospitality offerings.

Kiawah River beckons you to a life of fulfillment and serenity. To learn more about Kiawah River visit www.kiawahriver.com or scan the QR code to view the availability of our Bungalows.



HOBSON BUILDERS
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Charlotte NC based General Contractor, Hobson Builders, is opening a satellite office on Johns Island, SC and is actively looking for it's first projects to kick off this new venture. Our focus will be Seabrook Island, Kiawah Island and individual projects scattered around Johns Island that demand the quality project management and craftsmanship that Hobson Builders delivers.

Like our Charlotte office, our concentration will be new home construction and high-end renovations and additions. Hobson's team includes trained estimators, accountants, project managers, construction managers and superintendents.

If building a new home or fixing up the one you own is on your horizon, please call Ross and he will be happy to schedule a face to face meeting.



ROSS HOBSON
President and Seabrook Island Homeowner



MICHAEL WELSH
Vice President



ADAM GRASS
Johns Island Market Director

Contact us today for your next project | 704.654.2911 | Ross@Hobson-Builders.com | Hobson-Builders.com

Great July 4th Photo Moments by Bill Nelson



Arlene DeGenero and Gig Mislowsky



Phyllis Barber & Family



Photographer Bill Nelson



Bob Glen



Costume Couple



What a pose!



Edward Hescamp



John Reynolds



Huge crowd



First Fireworks Zoey Nelson



Janie Reynolds & Linda Nelson



Jennifer Gibson



John Carpenter



Linda Nelson



Phyllis Kaupp-Seas



Valerie and Marc Doane



Nelson Family



Petting Zoo Photos by Ralph Secoy



Parade Photos by Ralph Secoy



People Pix by Ralph Secoy



SEABROOK ISLAND GARDEN CLUB JULY 4TH MAILBOX CONTEST WINNERS!



1st place - 2453 Golf Oak Park



2nd place - 3241 Seabrook Island Rd



2nd place - 3510 Deer Run



3rd place - 2465 Bent Twig

On the Edge: A Lowcountry legend opens up about his past ... and his future. Sidi Limehouse



was that he was caught in a snare, one in which the only way out was located on the other side of a prison sentence.

Four and a half decades later, Limehouse's notorious "great escape" from Federal Drug Enforcement Administration agents that followed remains legendary in Lowcountry lore. Here are a few of the events in the sequence leading up to his escape, as Limehouse remembers them: A few days after his conversation with the smugglers in the clubhouse at Hutchinson Island Hunt Club, Limehouse receives a telephone call from the ringleader. He asks Limehouse to meet him at Bennett's Point "to help check the radio transmission" to an old oil rig crew ship located some-where offshore, its belly laden with pot.

The ringleader offers Limehouse \$10,000. When Limehouse emphatically declines the offer, the man opens the purse strings further, saying they would make \$100,000 on this one job ... how much of the take did Limehouse want? Again, Limehouse declines any payment. Limehouse learns that the cargo was coming a day early, and that it was being off-loaded temporarily onto Hutchinson Island due to a problem at the other location. "Enough to roll a million marijuana cigarettes," according to a bit of prosecutorial melodrama during Limehouse's trial. Limehouse's telephone calls to the Hutchinson Island's caretaker all went unanswered. The caretaker was supposed to be away at his home in North Carolina, but was he?

He'd think about that day when his life took an unexpected turn, and how a plant commanded center stage in the nation's War on Drugs. Even though he was a farmer, he hadn't given much thought to that plant ... never saw it, never smelled it, never smoked it ... until a boatload of "duck hunters" showed up at the dock at Hutchinson Island Gun Club on the Ashepoo River one cold day in January 1978. A few shots of booze-among-new-friends later, Limehouse knew more about illegal drug smuggling than he ever needed ... or wanted ... to know.

With the varnish on his "stupidity and naivete" (his words) showing its first signs of cracking despite the alcohol-fueled conversation, Limehouse pointed the smugglers to a perfect spot to unload their illegal wares on the other side of the Ashepoo River, a site with easy access to the roads they'd need for the next phase of their operation — distribution. Hutchinson Island was only accessible by boat, making it a poor choice for offloading cargo.

What the Lowcountry farmer, skilled outdoorsman and former South Carolina state representative failed to recognize in the fog of war (and drugs)

sea island in Colleton County, which is part of the ACE Basin estuarine reserve area and a Wildlife Management Area for wintering waterfowl and other wetlands wildlife. "Bear Island is totally water, but it's shallow," he continues. "I had to cross several marshes and a few streams to get to the edge of the bridge to Bennett's Point." Cold and wet, he slipped under the bridge and waited until dark. "It was one of those still nights when you could hear somebody coming up on you at two miles, an automobile at one," he continues. "When I didn't hear anything, I ran across the bridge to the other side."

Limehouse recalls that later that night he ran to a nearby plantation where he knew the caretaker who let him in. "When I was running, if I heard a car coming, I'd just step into the edge of the woods ... just like a fugitive." His last words make him laugh heartily. No, Sidi Limehouse did not swim the fast-moving Ashepoo River in the middle of winter. (Sorry, Lowcountry.) In the morning, he made his way home. There he received a telephone call from a local DEA agent encouraging him to turn himself in so that he didn't get injured or killed by one of the "hotshot" agents. He complied.

Limehouse soon learned that all of the smugglers (minus the ringleader) were taken into custody prior to his own arrest. "What the DEA didn't know at the time was the smugglers weren't going to Bennett's Point. After they unloaded the marijuana at Hutchinson Island, they got into their boat and slowly drifted up the Edisto River. They thought they were off scot-free as they headed to Charleston City Marina. I think that's where all but one was arrested. I believe the ringleader was finally arrested just prior to my trial in Charleston. They all pleaded guilty, but every one of the men who were in the drug smuggling business got a better deal than I got, just for turning me in."

In Limehouse's retelling of events surrounding his trial and conviction, the word "kangaroo" often slips into his description. It was a trial that began in Charleston, but later moved to Columbia "because the prosecutors didn't like the jury pool ... After the trial, the head of the DEA, a man from Charleston, came to me," recalls Limehouse. "He said, 'You know you got railroaded, but we can't do anything about it. You got five years, and you've got to serve it. You were convicted, but you were only guilty of one thing ... knowing what was going to happen.'"

Then the agent said something Lime-

house will never forget: "The agent told me flat out that the local agents had nothing to do with this and — that it was all politics ... I didn't mind going to jail for my role, but I did mind going to jail for things I didn't do." The slippery slope he'd unexpectedly found himself on in January 1978 ended with a hard landing in the federal prison.

Elgin was once considered so cushy that it earned the moniker "Club Fed." Limehouse disagrees with that description. Those incarcerated there were required to work, so Limehouse spent much of his day in the metal shop. "I learned how to weld," he says. "I also learned ceramics. More importantly, I made several life-long friends." Twenty months in, the parole board offered him his ticket out — provided he confess to all his crimes. Limehouse refused. Four months after that, a prison guard escorted him to a Greyhound bus and sent him packing. "I don't think two years in prison turned me into a bad boy," states Limehouse. "But I certainly wasn't Mr. Goody Two Shoes anymore."

Being a farmer was in his blood, but making a profit in agriculture is a process. Limehouse needed to figure out how to earn a living. After the death of his father in 1977, Mullet Hall Plantation was just sitting there, with Limehouse owning one-eighth of the property including the plantation house and ten acres. One day, an old friend of his father, a banker, asked Limehouse to take him quail hunting. After the hunt, Limehouse told the man he was trying to figure out how to make money with the plantation. That's when the banker suggested he do what he'd just done with him — take people hunting. That sparked the creation of the legendary Jack Island Gun Club, a decade long adventure in the wilds of John's Island for Limehouse.

His friend, Cran Ohlandt, has many vivid memories of working alongside Limehouse during the glory days of the Jack Island Gun Club, whether it be releasing quail for the next hunt, picking oysters at Schiller's Creek for supper or any of the numerous other tasks required to ensure a successful day (or week) at the gun club. Stories about the club soon spread, drawing hunters from across the Lowcountry, the South and all the way to the boardrooms of corporate America. ▲

A decades-long contributor and former managing editor of the Charleston Mercury, Patra Taylor is the author of One Christmas, a novel set during the Great Depression. She may be reached at patra@patrataylor.net.



Town Council Meeting May 23, 2023

Approval of Minutes:

- Town Council Regular Meeting Minutes – April 25, 2023
- Town Council Work Session Meeting Minutes – May 9, 2023
- Town Council Joint Work Session with Planning Commission Meeting Minutes – May 17, 2023

Presentations: None.

Public Hearing Items: None.

Citizen Comments:

Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting. A copy of the comments is available with these minutes and upon request.

Reports of Town Boards, Commissions, and Committees:

• Advisory Committees

- o Community Promotions and Engagement Committee - Councilwoman Fox summarized the most recent Community Promotions and Engagement Committee meeting of May 18th. Councilwoman Fox reminded residents of the upcoming Chow Town Food Truck Rodeo on May 31st and Disaster Awareness Day on June 1st. Councilwoman Fox summarized the most recent Seabrook Island Property Owners Association (SIPOA) long-range planning meeting.
- o Environment and Wildlife Committee - Councilwoman Finke noted that the Environment & Wildlife Committee is working on the proposed changes to the beach ordinance and the next meeting will be on June 8th.
- o Public Safety Committee - Councilman Kortvelesy noted that the upcoming Disaster Awareness Day on June 1st will also be livestreamed and recorded. Councilman Kortvelesy summarized the most recent Public Safety Committee meeting of May 18th.
- o Public Works Committee - Councilman Goldstein updated members on the status of Seabrook Island Road, the Town Hall Annex, and the Town Hall Garage.

• Special Committees - None.

• Ad Hoc Committees - Council-

- woman Finke updated members on the proposed plan for recommendations on changes to short-term rental regulations.
- Board of Zoning Appeals - None.
- Planning Commission - None.
- State Accommodations Tax Advisory Committee - None.
- Utility Commission - None.

Reports Town Officers:

• Mayor

- o Update Concerning Town's Application for Public Assistance (Hurricane Ian) - Mayor Gregg updated Council Members on the status for the request for public assistance related to Hurricane Ian.
- o Update Concerning Charleston Regional Hazard Mitigation Plan - Mayor Gregg updated the Council on the status of the town's portion of the Charleston Hazard Mitigation Plan.

- o Update from Recent Information Discussions with Representatives of Community Organizations - Mayor Gregg summarized discussions had with representatives of the Club and the Seabrook Island Property Owners Association (SIPOA) regarding the following topics:

- SIPOA's Legal Committee recommendations for the regulations of short-term rentals.
- SIPOA's Legal Committee discussions regarding the agreement providing gate access for residents of Bohicket Marina Condominiums is coming upon expiration.
- The Club noted concerns with beach erosion in the vicinity of the Pelican's Nest and the view that help will be needed from SIPOA and, possibly, the Town to address the erosion.

- o Update Concerning State Budget Proviso 113.11 - Mayor Gregg updated the Council on State Budget Proviso 113.11. Town Administrator Cronin clarified the status of the proposed state budget proviso 113.11.
- o Resident Request for Town Regulation of Noise - Mayor Gregg summarized a discussion had with a resident of Landfall Way concerning repeated noise during evening hours from a nearby source. The resident requested that the Town undertake regulation of noise. Mayor Gregg noted he has had discussions with Town Administrator Cronin about a potential nuisance ordinance. A discussion was had on potentially creating an island-wide noise ordinance and how the Town would enforce these potential regulations.

- Town Administrator Cronin reminded all the first Chow Town Food Truck Rodeo will be on May 31st & Disaster Awareness Day on June 1st with Trooper Bob. Town Administrator Cronin noted Robin Ochoa, Communications & Events Manager, is currently in training with the State to become a certified PIO. Town Administrator Cronin noted the internet failover has been installed by VC3 and summarized how it works. Town Administrator Cronin noted the Town has finished the business license and short-term rental renewals as of April 30th and noted the number of renewals that were processed as compared to last year. A discussion was had on

the number of short-term rentals renewed this year compared to last.

- Assistant Town Administrator o Report of Financials for the Month of April 2023 - Assistant Town Administrator Watkins noted the April 2023 financials will be presented at the June Town Council Work Session due to technical difficulties with QuickBooks.
- o Update on the FY 2022 Audit - Assistant Town Administrator Watkins updated members on the status of the FY 2022 audit and the auditors will be giving their presentation to Council during the June Town Council Regular Meeting.
- Town Attorney - None.
- Zoning Administrator

- o Code Enforcement Summary - Zoning Administrator Newman summarized the code enforcement summary since the previous Council meeting.
- Communications & Events Manager - None.

Ordinances for Second Reading: None.

Ordinances for First Reading:

- Ord. 2023-04: An ordinance amending the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023 - Town Administrator Cronin summarized Ord. 2023-04 for Council and where the fund balances for FY 2023 would be if the proposed budget amendment is approved. Councilwoman Finke moved to approve Ord. 2023-04; Councilwoman Fox seconded. All voted in favor. Ord. 2023-04 passed first reading.

Other Action Items:

- Accommodations Tax Advisory Committee Appointment: Appointment to the Accommodations Tax Advisory Committee for the vacant hospital term ending 2024. Councilwoman Finke inquired if Council would be able to defer the Accommodations Tax Advisory Committee Appointment until the June Town Council Meeting to find a qualified candidate to fulfill the vacancy. Town Administrator Cronin clarified the S.C. State Law as it relates to the Accommodations Tax Advisory Committee breakdown. Mayor Gregg tabled the appointment of the Accommodations Tax Advisory Committee until the next meeting.

- Items for Information or Discussion: None.
- Citizen Comments: None.
- Council Comments: None.
- Adjournment - Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor. The meeting adjourned at 3:44PM. ▲

Town Council Work Session June 13, 2023

Call to Order - Roll Call - Freedom of Information - Mayor Gregg called the June 13, 2023, Town Council Work Session to order at 1:00PM. Councilwomen Finke and Fox, Councilman Kortvelesy, Town Administrator Joe Cronin, Communications & Events Manager Robin Ochoa, Zoning Administrator Tyler Newman, and Assistant Town Administrator Katharine Watkins participated in the meeting. Councilman Goldstein was absent. The Assistant Town Administrator confirmed that notice of the meeting was posted, and the requirements of the Freedom of Information Act had been met. Assistant Town Administrator Watkins noted the notice was an hour delayed and apologized for any inconvenience this may have caused residents.

• Update of Town of Seabrook Island Request for Public Assistance (Hurricane Ian) - Mayor Gregg updated the Council on the status of the Public Assistance Request for Hurricane Ian.

• Update Concerning Charleston Regional Hazard Mitigation Plan - Mayor Gregg updated the Council on the status of the town's portion of the Charleston Hazard Mitigation Plan.

• Report of the Financials for April 2023

Assistant Town Administrator Watkins summarized the April Financials as follows:

- Total fund balance ending on April 30, 2023, was \$8,664,517 an amount about \$1,802,563 more than the balance as April 30, 2022.
- Unrestricted revenue for April totaled \$315,142 representing about 37.7% for the 2023 annual budget and being about \$162,049 more than for the same period in 2022.
- Expenditures for April totaled \$98,754 which is 25.9% of the 2023 annual budget. Expenditures for the year were about \$60,310 less compared to the same period of 2022.

Assistant Town Administrator Watkins noted the increased expenditures in 2022 were for the Building & Grounds vehicles and equipment purchased.

• Excess revenues over expenditures were \$216,388 for April compared to an excess expenditure over revenues of \$5,971 in the same period of 2022, representing an increase in revenue from this year compared to last.

• Update on FY 2022 Audit - Assistant Town Administrator Watkins noted the FY 2022 Audit will be presented at the upcoming June Town Council Meeting on June 27th.

• Adjourn - Councilwoman Finke moved to adjourn; Councilwoman Fox seconded. All voted in favor. The meeting adjourned at 1:48PM. ▲

Accommodations Tax with regards to the budget amendment for the proposed Town Hall Annex and Garage and the anticipated decrease in the amount of funds to be received. A discussion was had on potentially delaying second reading for the ordinance until the Town receives the 2nd Quarter ATAX.

• Discussion of meeting had regarding crosswalks signage on Seabrook Island Road - Town Administrator Cronin summarized a meeting regarding crosswalks signage and radar signs along Seabrook Island Road. A discussion was had on the placement of the proposed signage along Seabrook Island Road with regards to the solar charger for the signs.

• Additional Items - Town Administrator Cronin noted that the Town has received the complete application for the proposed annexation of the parcel adjacent to Bohicket Marina and summarized the next steps. The council clarified the annexation process for the Town and when the information will be posted on the Town's website. Town Administrator Cronin updated Council on the status of the public portal for the public to note code complaints to the Town.

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Join us this summer for our weekly Music on the Green Concert Series on Fridays from 6:00 to 9:00 pm! The free, family friendly concerts featuring a variety of music from regional bands including Carolina Beach music, Motown, Top 40, Country and more! Guests are encouraged to bring blankets and chairs.

August 4 - Silverton
August 11 - Moon Dance
August 18 - Travis Allison Band
August 25 - Shem Creek Boogie Band

Farmers Market

Every Monday in August | 3-7PM

Pick from the freshest organic produce, local food products, and Lowcountry crafts all summer long.

JAZZ NIGHT AT THE PORCH

Stop by the Porch Bar at the Andell Inn every Thursday from 6:00 to 8:00 pm for weekly Jazz Night featuring a local group.

Full schedules and details online: freshfieldsvillage.com/events

MAH JONGG

SIV Neighbors Helping Neighbors Fall Fundraiser

ATTENTION ALL MAH JONGG PLAYERS

SAVE THE DATE

TUESDAY, OCTOBER 17, 2023

for Seabrook Island Village - Neighbors Helping Neighbors

2ND ANNUAL SIV MAH JONGG DAY

Mark your calendars now for a day of fun.

Please plan on joining us!

Details to follow in August.



SEABROOK ISLAND
Real Estate



3067 Marshgate Drive - \$6,700,000
Ocean/River/Marsh View | 6 BR | 4.5 BA | 6,633 SF



3139 Marshgate Drive - \$5,995,000
Ocean/River/Marsh View | 4 BR | 4.5 BA | 4,093 SF



1156 Ocean Forest Lane - \$5,322,000
Marsh/Ocean View | 4 BR | 4F & 2H BA | 6,390 SF



3603 Beachcomber Run - \$4,200,000
Ocean View | Beach Access | 4 BR | 3F & 2H BA | 3,270 SF



2465 Seabrook Island Road - \$2,088,000
Proposed Construction | 4 BR | 4 BA | 3,241 SF



3236 Middle Dam Court - \$1,899,999
Marsh View | 4 BR | 3.5 BA | 3,200 SF

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2602 High Hammock Road - \$1,645,000
Golf View | 4 BR | 3.5 BA | 3,346 SF



3042 Seabrook Island Road - \$1,200,000
Marsh View | 3 BR | 3 BA | 2,063 SF



539 Cobby Creek Lane - \$699,900
Golf View | 2 BR | 3 BA | 1,250 SF



195 High Hammock Road - \$525,000
Golf View | 2 BR | 2 BA | 1,036 SF



107 High Hammock - \$419,000
Golf View | 1 BR | 1.5 BA | 876 SF



2231 Seabrook Island Road - \$360,000
Lake View | Lot A11 | 0.19 Acres

seabrookisland.com | 843.768.2560

1002 Landfall Way, Seabrook Island, SC 29455 | realestate@seabrookisland.com

Seabrook Island Club membership is required for ownership. Club amenity use is for Members and guests. Lake House use is for Members, property owners, and their guests.

